

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 16231 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) base district and community commercial (GR) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2025-0100, on file at the Planning Department, as follows:

A 1.507 acre tract of land out of the W. Drummond Survey No. 109, Abstract No. 233 in Travis County, Texas, being all of a called 1.481 acre tract of land conveyed by deed recorded in Document No. 2025061482, of the Official Public Records of Travis County, Texas, said 1.507 acre tract of land being more particularly described by the metes and bounds for "Tract 1" in **Exhibit "A"** incorporated into this ordinance, and

A 9.148 acre tract of land out of the W. Drummond Survey No. 109, Abstract No. 233, in Travis County, Texas, being a portion of LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER, according to the map or plat of record in Document No. 200100352 of the Official Public Records of Travis County, Texas, said 9.148 acre tract of land being more particularly described by the metes and bounds for "Tract 2" in **Exhibit "A"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 16231 North IH-35 Service Road Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district and other applicable requirements of the City Code.

**PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 4.** Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

(A) The following uses are additional permitted uses of the Property:

Child Care Services (General)	Guidance Services
Hospital Services (General)	Hospital Services (Limited)
Pet Services	Private Primary Educational Facilities
Private Secondary Educational Facilities	Public Primary Educational Facilities

(B) The following uses are prohibited uses of the Property:

Monument Retail Sales	Recycling Center
Resource Extraction	Scrap and Salvage

(C) The maximum height of a building or structure on the Property shall not exceed 100 feet plus additional height allowed by City Code Section 25-2-531 (*Height Limit Exceptions*).

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2026.

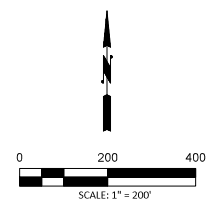
**PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____, 2026	§	_____
		Kirk Watson
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Deborah Thomas	Erika Brady
City Attorney	City Clerk

# ZONING EXHIBIT

9.148 ACRES +/- OUT OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER  
DOCUMENT NO. 200100352,  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX,  
AND A 1.507 +/- ACRE TRACT OUT OF THE  
W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233  
SITUATED IN TRAVIS COUNTY, TX



## FIELD NOTE DESCRIPTION (TRACT 1)

A 1.507 ACRE TRACT OF LAND OUT OF THE W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233 SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.481 ACRE TRACT (TRACT 2) TO AUSTIN'S REC-RE, LLC IN A SPECIAL WARRANTY DEED DATED MAY 29, 2025 AS RECORDED IN DOCUMENT NO. 202501482, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.), AS SURVEYED BY SURVEY WORKS, LLC ON SEPTEMBER 18, 2025. PROJECT NO. 23-0056.04. ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983. THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND SAID 1.507 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD (5/8-INCH DIAMETER) WITH AN ORANGE CAP STAMPED 'WELLS TX 5489' FOUND ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF NORTH INTERSTATE HIGHWAY 35, AT THE SOUTH CORNER OF SAID 1.481 ACRE TRACT, COMMON WITH THE WESTERMOST CORNER OF A CALLED 3.445 ACRE TRACT AS RECORDED IN VOLUME 12674, PAGE 108, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, N 24°23'06" W ALONG THE EASTERLY R.O.W. LINE OF NORTH INTERSTATE HIGHWAY 35, COMMON WITH THE WEST LINE OF SAID 1.481 ACRE TRACT FOR A DISTANCE OF **517.08 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN IRON ROD PLASTIC CAP STAMPED 'SURVEY WORKS' FOUND AT THE NORTH CORNER OF SAID 1.481 ACRE TRACT, COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER SUBDIVISION, AS RECORDED IN DOCUMENT NO. 200100352 O.P.R.T.C., FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

**THENCE**, DEPARTING THE EASTERLY R.O.W. LINE OF NORTH INTERSTATE HIGHWAY 35, ALONG THE NORTHEAST LINE OF SAID 1.481 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID LOT 1, THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

1. **S 63°21'19" E** FOR A DISTANCE OF **138.23 FEET** TO AN IRON ROD (5/8-INCH DIAMETER) WITH AN ORANGE CAP STAMPED 'WELLS TX 5489' FOUND;
2. **S 59°50'31" E** FOR A DISTANCE OF **32.52 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN YELLOW CAP STAMPED 'O'FX AUSTIN' FOUND; AND
3. **S 61°33'03" E** FOR A DISTANCE OF **241.69 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) FOUND ON THE NORTHWEST LINE OF SAID 3.445 ACRE TRACT, AT THE SOUTH CORNER OF SAID LOT 1, COMMON WITH THE EAST CORNER OF SAID 1.481 ACRE TRACT, FOR THE EAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN 8-INCH DIAMETER WOOD FENCE POST FOUND AT AN ANGLE POINT ON THE SOUTHEAST LINE OF SAID LOT 1 BEARS N 27°53'23" E, 19.60 FEET;

**THENCE**, S 28°30'17" W ALONG NORTHWEST LINE OF SAID 3.445 ACRE TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID 1.481 ACRE TRACT FOR A DISTANCE OF **315.76 FEET** TO THE **POINT OF BEGINNING**, IN ALL CONTAINING 1.507 ACRES OF LAND, MORE OR LESS.

**NOTE**: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §963.21, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

## DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83,  
DISTANCES IN US SURVEY FEET (GRID).

## GENERAL NOTES:

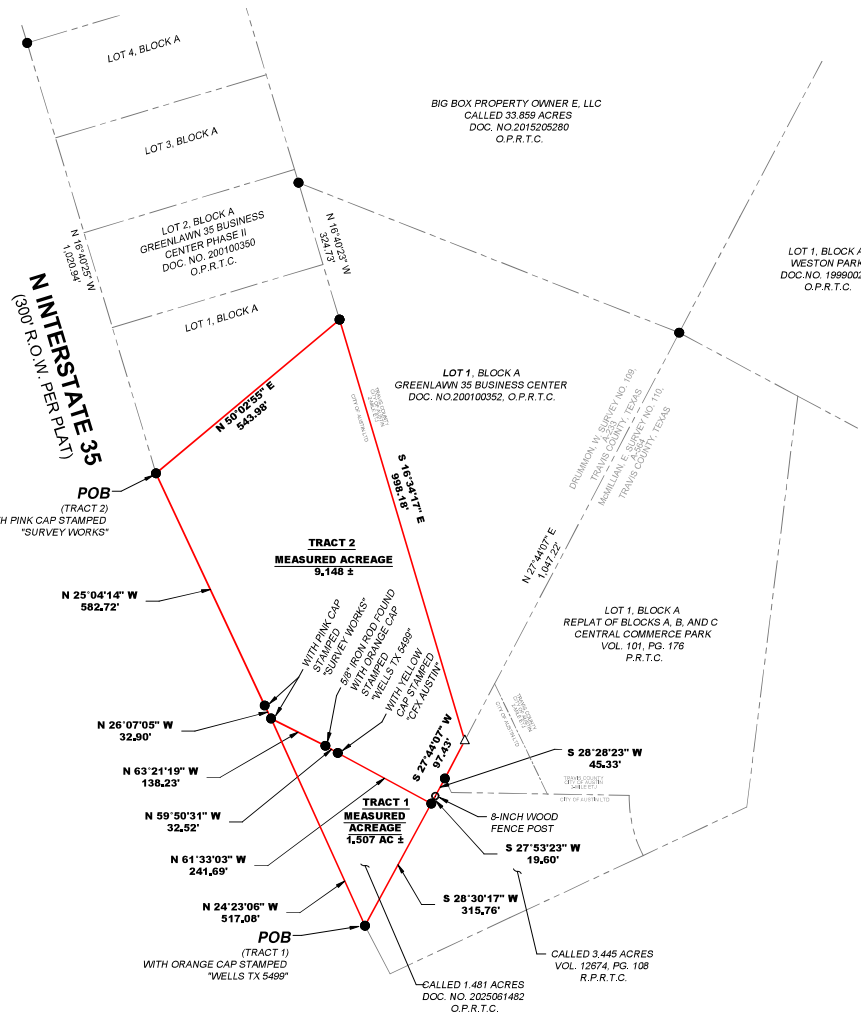
- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 3) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 202501482, TRAVIS COUNTY RECORDS.
- 4) IMPROVEMENTS NOT SHOWN HEREON.
- 5) THIS IS NOT A BOUNDARY SURVEY.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD WORK: JUNE 05, 2025

JAD DUPECHAIN, S.P.L.S., N.C., 6906 SEPTEMBER 18, 2025  
DRAWN BY EO REVIEWED BY JAD  
REVISION #:

SHEET SIZE = 18"x24"



## FIELD NOTE DESCRIPTION (TRACT 2)

A 9.148 ACRE TRACT OF LAND OUT OF THE W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233 SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER, AS RECORDED IN DOCUMENT NO. 200100352, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.), AS SURVEYED BY SURVEY WORKS, LLC ON SEPTEMBER 18, 2025. PROJECT NO. 23-0056.04. ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983. THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND SAID 9.148 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD (1/2-INCH DIAMETER) WITH A PINK CAP STAMPED 'SURVEY WORKS' FOUND ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 35, AT THE WEST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE SOUTH CORNER OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER, PHASE II AS RECORDED IN DOCUMENT NO. 200100352 O.P.R.T.C., FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE WEST CORNER OF LOT 4, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II BEARS N 16°40'25" W, 1,020.94 FEET;

**THENCE**, N 50°02'55" E DEPARTING THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, ALONG THE NORTHWEST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II FOR A DISTANCE OF **543.38 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE EAST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II, COMMON WITH AN INTERIOR CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND ON THE EAST LINE OF LOT 2, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II, AT THE NORTH CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 16°40'23" W, 324.73 FEET;

**THENCE**, S 16°34'17" E OVER AND ACROSS LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, FOR A DISTANCE OF **998.18 FEET** TO A CALCULATED POINT ON THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHWEST LINE OF LOT 1, BLOCK A, REPLAT OF BLOCKS A, B, AND C, CENTRAL COMMERCE PARK, AS RECORDED IN VOLUME 101, PAGE 178, PLAT RECORDS, TRAVIS COUNTY, TEXAS, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE EAST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 27°44'07" E, 1,047.22 FEET;

**THENCE**, S 27°44'07" W ALONG THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHWEST LINE OF LOT 1, BLOCK A, OF SAID REPLAT OF BLOCKS A, B, AND C, CENTRAL COMMERCE PARK FOR A DISTANCE OF **974.3 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) FOUND AT AN ANGLE POINT ON THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH A SOUTHWESTERLY CORNER OF LOT 1, BLOCK A, OF SAID REPLAT OF BLOCKS A, B, AND C, CENTRAL COMMERCE PARK, THE NORTH CORNER OF A CALLED 3.445 ACRE TRACT AS RECORDED IN VOLUME 12674, PAGE 108, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT ON THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

**THENCE**, ALONG THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHWEST LINE OF SAID 3.445 ACRE TRACT THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

1. **S 28°28'23" W** FOR A DISTANCE OF **45.33 FEET** TO AN 8-INCH WOOD FENCE POST, AND
2. **S 27°53'23" W** FOR A DISTANCE OF **19.60 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE SOUTH CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE EAST CORNER OF A CALLED 1.481 ACRE TRACT AS RECORDED IN DOCUMENT NO. 202501482 (O.P.R.T.C.), FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTH-EAST LINE OF SAID 1.481 ACRE TRACT THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

1. **N 61°33'03" W**, FOR A DISTANCE OF **241.69 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN YELLOW CAP STAMPED 'O'FX AUSTIN' FOUND;
2. **N 59°50'31" W** FOR A DISTANCE OF **32.52 FEET** TO AN IRON ROD (5/8-INCH DIAMETER) WITH AN ORANGE CAP STAMPED 'WELLS TX 5489' FOUND; AND
3. **N 63°21'19" W** FOR A DISTANCE OF **138.23 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN PINK CAP STAMPED 'SURVEY WORKS' FOUND ON THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, AT THE WEST CORNER OF SAID 1.481 ACRE TRACT, COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, ALONG THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, COMMON WITH THE SOUTHWEST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

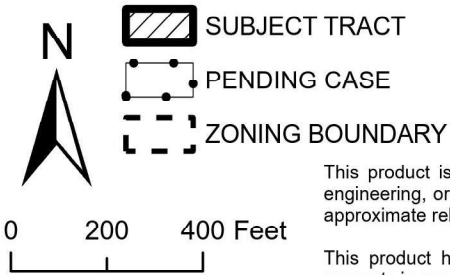
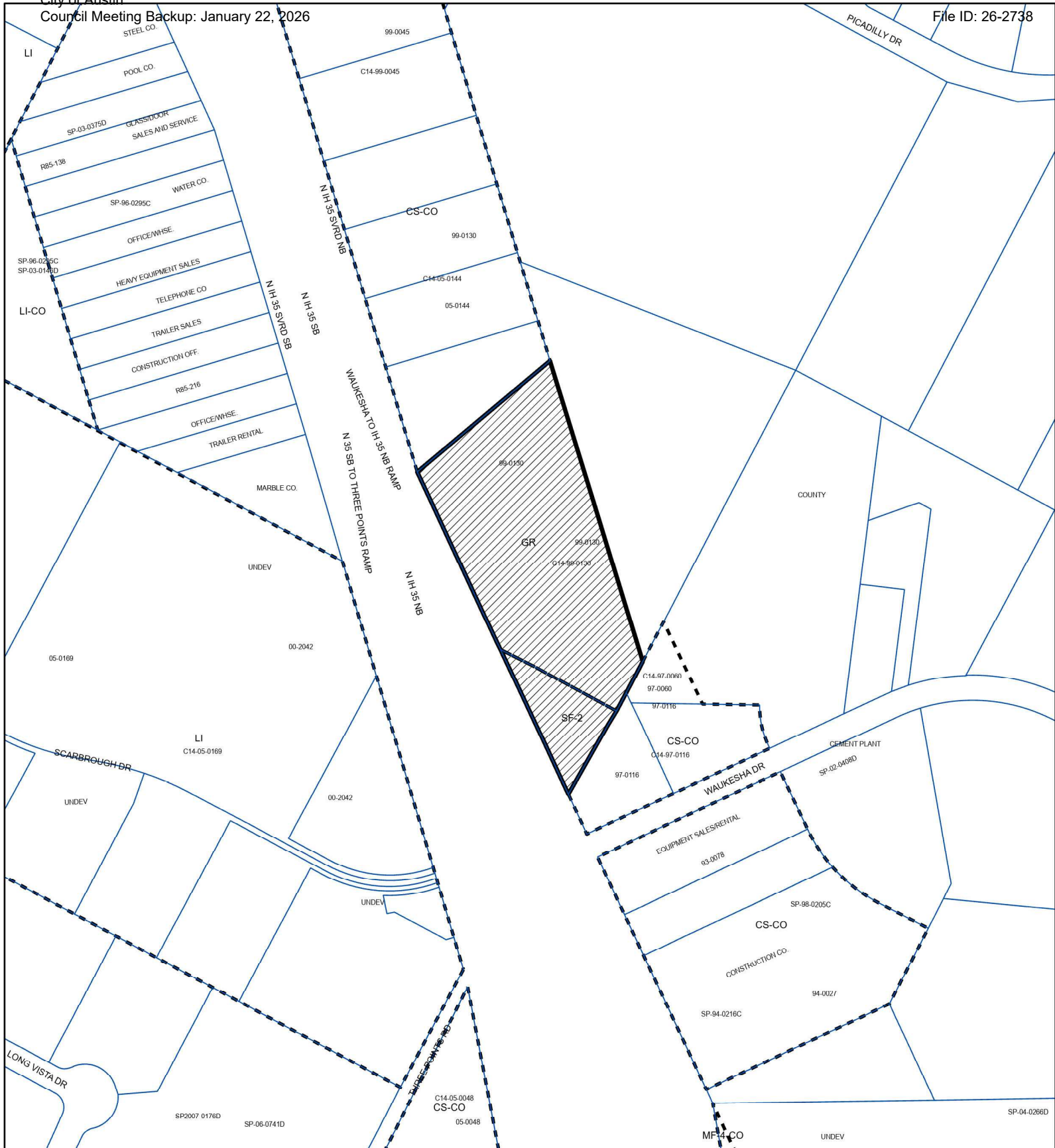
1. **N 26°07'05" W** FOR A DISTANCE OF **32.90 FEET** TO AN IRON ROD (1/2-INCH DIAMETER) WITH A PINK CAP STAMPED 'SURVEY WORKS' FOUND; AND
2. **N 25°04'16" W** FOR A DISTANCE OF **582.72 FEET** TO THE **POINT OF BEGINNING**, IN ALL CONTAINING 9.148 ACRES OF LAND, MORE OR LESS.

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LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
Δ	CALCULATED POINT
---	TRACT LINE (ZONING)
---	ADJOINER LINE
---	POINT OF BEGINNING
---	RIGHT OF WAY
---	DOCUMENT NUMBER
---	O.P.R.T.C.
---	OFFICIAL PUBLIC RECORDS
---	TRAVIS COUNTY
---	VOLUME AND PAGE
---	PLAT RECORDS
---	TRAVIS COUNTY
---	REAL PROPERTY RECORDS
---	TRAVIS COUNTY

SURVEYED FOR: AUSTIN'S REC  
PROJECT NO. 23-0056.04  
16231 N INTERSTATE HWY 35  
PFLUGERVILLE, TX





**ZONING**  
**ZONING CASE#: C14-2025-0100**  
**EXHIBIT "B"**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

